

PROPOSED DEVELOPMENT CONDITIONS

SEA 2010-LE-009

September 15, 2014

If it is the intent of the Board of Supervisors to approve SEA 2010-LE-009, which consists of an approximately 35.52 acre portion of Tax Map 90-4 ((1)) 6A2, 6A3 (part), 6A4 (part), and 6A5 (the "Property"), to permit a vehicle sale, rental and ancillary service establishment, pursuant to Sect. 4-804 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions. These conditions incorporate and supersede all previous conditions.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Generalized Development Plan (GDP)/Special Exception Amendment (SEA) Plat approved with this application, as qualified by these development conditions.
3. A copy of this Special Exception Amendment and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved GDP/SE Plat entitled "Safford Automotive," prepared by Walter L. Phillips, Inc., dated October 4, 2013 as revised through July 21, 2014, consisting of 21 sheets and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
5. The maximum number of employees on the Property at any given time shall be 200.
6. There shall be no outdoor storage of wrecked or inoperable vehicles on the site for a period exceeding 72 hours. Any spaces reserved for loading, parking, vehicle storage and vehicle display shall not be used for wrecked or inoperable vehicles, and all non-operating vehicles must be stored away from Loisdale Road. All parking of inoperable vehicles shall be located in designated, paved parking spaces.

7. There shall be no outdoor storage or sales of materials on the site, with the exception of vehicles for sale (which may be parked in that area designated on the GDP/SEA Plat as "Vehicle Display Area" or "Vehicle Storage" or indoors).
8. All vehicular service and maintenance shall occur indoors. If such service occurs between the hours of 10:00 p.m. and 8:00 a.m., it shall be in a fully enclosed interior space with no windows or doors open.
9. The car wash shown on the GDP/SEA Plat shall not be open to the public, but shall be used solely by the vehicle sales, rental and ancillary service establishment. All cleaning (including washing, mechanical drying, vacuuming and detailing (shall take place inside the building. Hand drying shall be permitted outside.
10. The following condition sets forth a program for a Transportation Demand Management Plan (the "TDM Plan") that shall be implemented by the Applicant to encourage the use of transit (Metrorail and bus), other high occupancy vehicle commuting modes, walking and biking all in order to reduce automobile trips generated by the Property.
 - a. Program Manager. Prior to the approval of the Site Plan, the Applicant shall designate an individual to act as the Program Manager ("PM"), whose responsibility shall be to implement the TDM strategies. The duties of the PM may be part of other duties assigned to the individual(s).
 - b. TDM Plan. Ninety (90) days after the appointment of the PM, the PM shall submit to FCDOT for review and approval the TDM Plan to be implemented for the Property. The TDM Plan and any amendments thereto shall include, but not be limited to, provisions for the following with respect to the Property:
 - i. Information Dissemination. The PM shall make Metrorail and bus maps, schedules and forms, ridesharing, and other relevant transit option information available to employees, visitors, and guests in a common area; such as the central lobby and management office.
 - ii. Ride Matching. The PM shall coordinate and assist with vanpool and carpool formation programs, ride-matching services, and established guaranteed ride home programs for employees.
 - iii. Preferential Parking. Applicant shall provide preferential parking for employees can/van pools in all parking facilities within the Property.
 - iv. Coordination. The PM shall work with FCDOT, and any other transportation management entities established in the

local area of the development, to promote alternatives to single-occupant automobile commute trips.

- c. FCDOT Response. If FCDOT has not responded with any comments to the PM within ninety (90) days of receipt of the TDM Plan, the TDM Plan shall be deemed to be approved, and the Applicant, through the PM, shall implement the TDM Plan.
- d. Annual Surveys and Coordination with FCDOT. One (1) year following approval of the TDM program by FCDOT for the Property, the PM shall conduct a survey (the "Survey") to then be completed every four (4) years and provided to FCDOT. The Survey shall be conducted during a week without any holidays and when Fairfax County Public Schools are in session. The Survey shall gather information on the effectiveness of the TDM Plan and shall be used by the PM to determine whether changes to the TDM Plan are needed. If the Survey reveals that changes to the TDM Plan are needed, the Applicant, through the PM, shall coordinate such changes with FCDOT and implement and adjust the TDM Plan accordingly. The PM shall coordinate the preparation of the Survey materials and the methodology for validating survey results with FCDOT at least thirty (30) days prior to completing each Survey, and shall collect and analyze the results. Such analysis shall include at a minimum:
 - i. A description of the TDM measures in effect for the survey period and a description of how such measures have been implemented;
 - ii. The number of people surveyed and the number of people who responded on the Property;
 - iii. The results of any surveys taken during the survey period;
 - iv. The number of employees participating in the TDM programs displayed by mode of use; and
 - v. An evaluation of the effectiveness of the TDM Plan and its program elements and, if necessary, proposed modifications to the plan and program elements.

After the completion of the 4th survey, FCDOT may, at their discretion, terminate the need for further surveys.
- e. SmarTrip Cards. The Applicant shall offer SmarTrip Cards with a minimum beginning value of \$5 to any interested employee at that employee's start of employment at the dealership.

15. The Applicant shall utilize the services of a LEED-accredited professional in the design of the dealership building. In addition, the Applicant shall register the project with the United States Green Building Council (USGBC) and pursue a goal of attaining the base certification level under the LEED NC V.3 program or the applicable program at the time of certification. The LEED project limits exclude the remote parking lot on Parcel 6A5.

The Applicant shall use thermoplastic membrane (TPO) roofing material with a Solar Reflectance Index (SRI) of greater than 0.50, which is the Energy Star standard. In addition, the Applicant shall have the option to consider the inclusion of additional green building technologies, such as solar panels. Should the Applicant pursue solar energy technologies in the future, panels and other related mechanical equipment shall be subject to Section 2-506 of the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit (Non-RUP) through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use of to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception Amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.